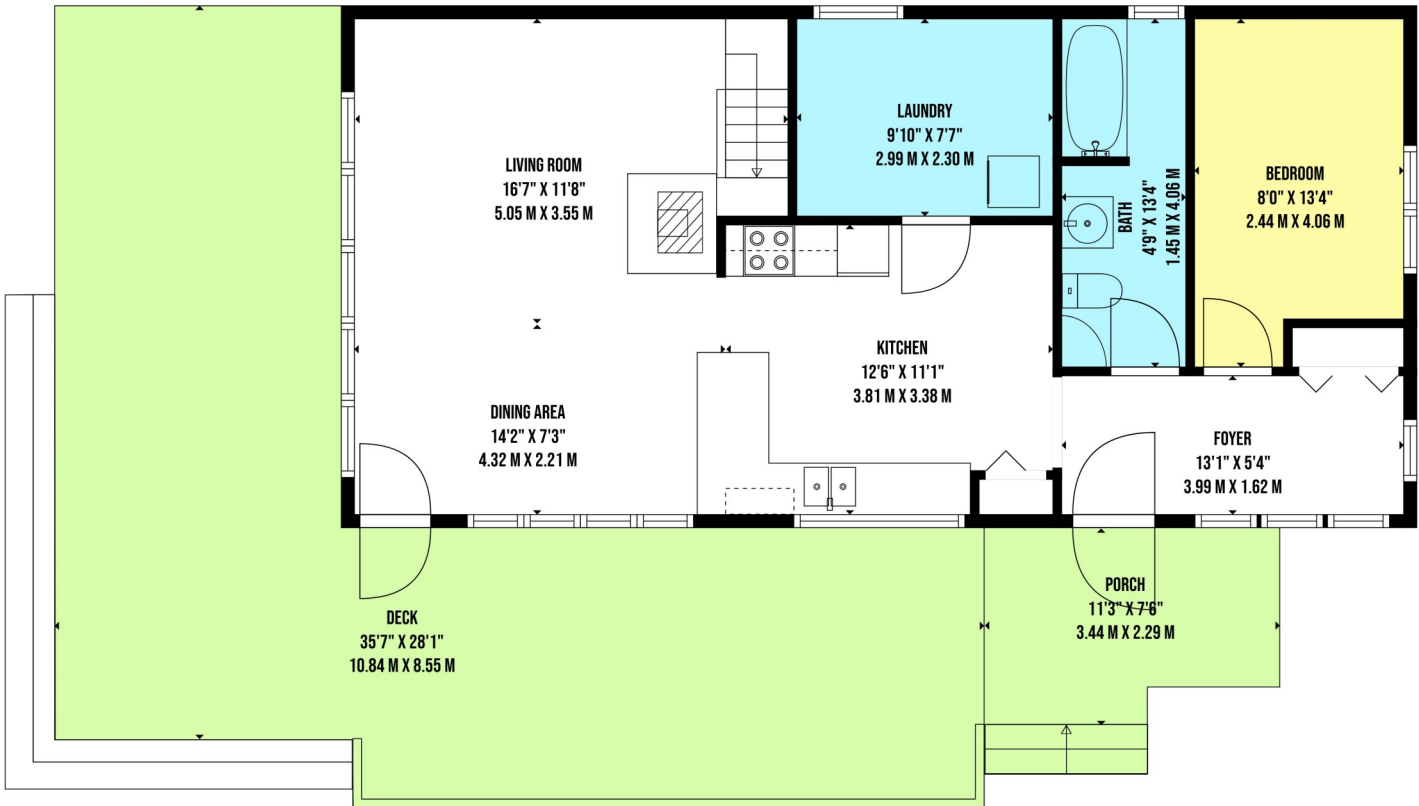


Redstone Lake, 1005 Kettle Trl.

Floorplan



TOTAL: 1185 sq. ft, 110 m2
FLOOR 1: 762 sq. ft, 71 m2, FLOOR 2: 423 sq. ft, 39 m2
EXCLUDED AREAS: PORCH: 90 sq. ft, 8 m2, DECK: 571 sq. ft, 53 m2, OPEN TO BELOW: 264 sq. ft, 25 m2,
LOW CEILING: 75 sq. ft, 7 m2

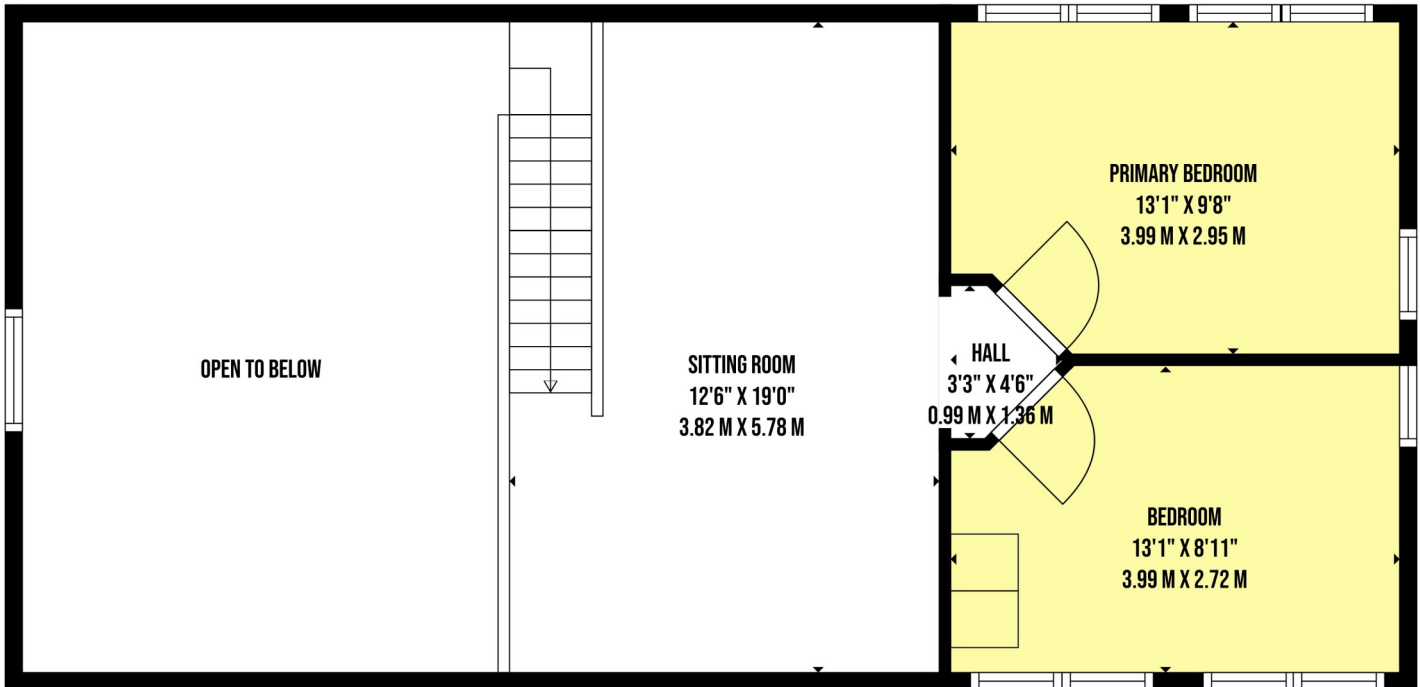
THIS IS A MARKETING FLOOR PLAN, NOT USED FOR ASSESSING A HOME'S VALUE. MEASUREMENTS ARE APPROXIMATE AND SHOULD BE VERIFIED

KAREN NIMIGON

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Redstone Lake, 1005 Kettle Trl.

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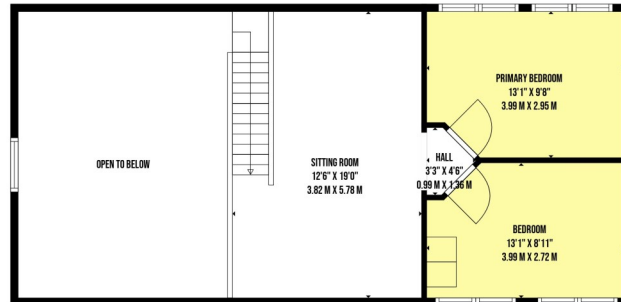
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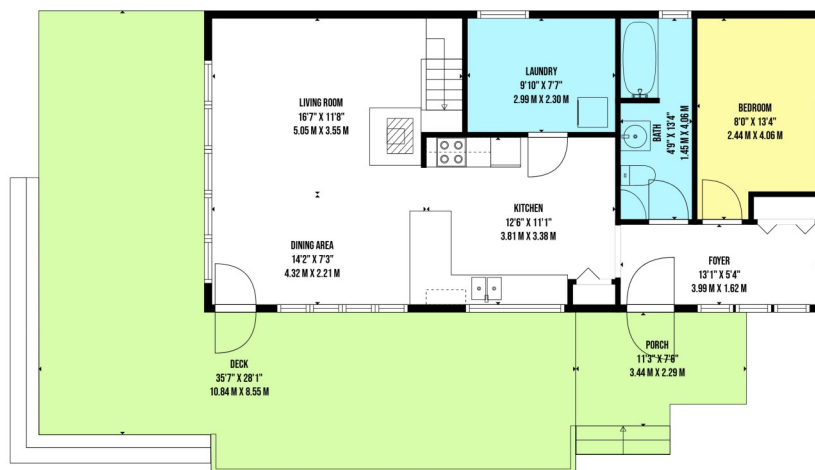
705-457-6505

Redstone Lake, 1005 Kettle Trl.

Floor plan



FLOOR 2



FLOOR 1

TOTAL: 1185 sq. ft, 110 m2
FLOOR 1: 762 sq. ft, 71 m2, FLOOR 2: 423 sq. ft, 39 m2
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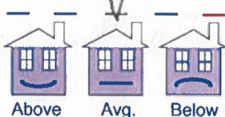

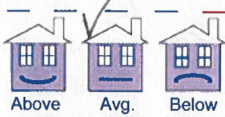
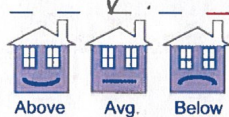
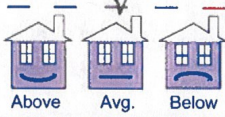
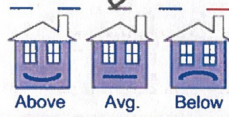


Redstone Lake, 1005 Kettle Trl.

Home Report

PERSPECTIVE SUMMARY

No. 25232

THIS SHEET SUMMARIZES THE OVERALL CONDITION OF THE VARIOUS HOUSE SYSTEMS IN COMPARISON TO HOUSES OF ITS PEERS.

STRUCTURE:  Above Avg. Below Major / Minor Complex / Simple Repairs Recommended		ELECTRIC:  Above Avg. Below Major / Minor Repairs Recommended Circuit Check Recommended <i>safety</i>	
HEATING / AIR CONDITIONING:  Above Avg. Below Major / Minor Repairs / Maintenance Recommended Aged Equipment		PLUMBING:  Above Avg. Below Major / Minor Repairs / Maintenance Recommended	
BASEMENT / CRAWL SPACE / SLAB:  Above Avg. Below Major / Minor Repairs Recommended Moisture / Seepage signs present		KITCHEN:  Above Avg. Below Major / Minor Repairs Recommended Aged Equipment	
INTERIOR:  Above Avg. Below Major / Minor Repairs Recommended Cosmetics		EXTERIOR:  Above Avg. Below Major / Minor Repairs Recommended Cosmetics	
Level of complexity: High Medium Low		Subjectivity of opinions: High Medium Low	
Probability of undiscovered/unreported problems/unsafe conditions		Major H M L Minor H M L	
MAJOR POINTS OF CONCERN ARE: None Noted. <hr/> trees large & over hang		SIGNIFICANT QUALITIES OF THIS HOUSE ARE: - Structurally sound - Interior finish. - Quality window. LP lighting	
<small>Additional/enlarged problems and increased expenses are likely unless concerns/recommendations contained in this report are acted on immediately. Failing to act before taking ownership increases your risk of problems and expenses. You must maintain your property; budget 1-3% of the purchase price for routine annual maintenance.</small>			
CONTRACT: This report is a summary done to a generalist level. You are expected to follow up with specialists for greater detail, etc. You must read all of the backup information in the report and you must act on it prior to taking ownership of the property. Please reread your contract and contact the inspection company if you or your attorney have any concerns about its provisions.			
IF YOU HAVE NOT ATTENDED THE INSPECTION, THERE IS LIKELY TO BE MUCH THAT YOU WON'T KNOW BY ONLY READING THE REPORT. PLEASE CONTACT THE INSPECTOR AT EITHER OF THE FOLLOWING NUMBERS:			
Daytime 1-800-832-0519		Evening 705-455-9055	

REV. 18

KAREN NIMIGON

705-457-6505

Redstone Lake, 1005 Kettle Trl.

WETT

Customer Name GORD MOUNTON
 Address #1005 KETTLE TR.
 Telephone 705-754-4541
 Inspector WETT Certification #7196

JOHN D. ROBINSON
CULTURED STONWORK
WOOD STOVE INSTALLATIONS



1681 Barry Line Road, R.R. #1, Haliburton, ON K0M 1S0
 Phone: 705-754-0333 • Fax: 705-754-0222 • Cell: 705-457-8516

SPACE HEATER AND FLUE PIPE INSPECTION

Appliance Manufacturer JOTUL
 Appliance Type WOOD LEGS. Model NORWAY
 Certified Yes No Date of Inspection JULY 20, 2013

Appliance Clearances

	Required	Actual	Compliance
Left	24"	24" +	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Right	24"	24" +	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Front	18"	20"	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Back	18"	17 1/2"	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Top	60"	100" +	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Mantel	—	N/A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Appliance Clearance Reduction

Wall Shield Type	Reduction %	Compliance
Shield Extension	50% ⁹⁰	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Sides & Back	0%	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Ceiling Shield	—	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Floor Shield Type	—	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Floor Shield Extension	—	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Comments: 46" HIGH X 52" WIDE

Floor Clearance to Fire Box <u>9" TO FIREBOX</u>	Compliance	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Floor Pad Dimension <u>49" x 49"</u>		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Material <u>CERAMIC FLOOR PAD</u>		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Floor Pad Extension	Required	Actual	Compliance
Sides and Rear	8"	13"	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Front Loading	18"	20"	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

Flue Pipe Type SINGLE WALL
 Diameter 6" Length 145" Gauge 28
 Fasteners 3 SCREWS
 Condition GOOD Compliance Yes No
 Properly Supported Yes No
 Pipe Length 145" Compliance Yes No
 Number of 90° elbows ONE Yes No

Flue Pipe Clearance AT STAIR RAIL ONLY
 Required 4 1/2" Actual 5"
 Shielding Material 28 GAUGE STEEL
 Size 41" x 10" Clearance reduced to: 50%⁹⁰
 Compliance Yes No
 Chimney Breech
 Type HIGH TEMP INSULATED 650°C
 Condition NEW
 Compliance Yes No
 Comments _____

Redstone Lake, 1005 Kettle Trl.

Exclusions

Pictures

- Jane Selby fabric art landscape in living room over couch
- Framed map of Redstone Lake
- Westwind Express painting on stairway
- Loon picture on stairway
- Unframed oil painting of winter trees on stairway
- Framed photograph of dark sky at sunset behind wood stove
- Framed lake photo in hall above thermostat
- CP Train picture upstairs 2nd bedroom
- Large historical map of Canada upstairs 2nd bedroom
- Stained glass art window hanging in hall
- Framed Group of Seven print master bedroom

Kitchen

- Personal or special mugs
- Fishing rods hung above counter
- Small flat-topped blue chair

Pantry

- Tall wooden stool
- Small blue table for water jugs
- Quilted wall hanging
- Hanging seagull
- Insect pictures (tin) above cabinet
- Black metal multi-tiered mesh stand
- Small fridge

Redstone Lake, 1005 Kettle Trl.

Exclusions

Living/Dining Area

- Large corner wooden hutch/cabinet
- Two small black lanterns
- All ducks - on rafters and various other places
- Wooden mask mounted above couch
- Replica sailing ship on rafter
- All paddles on stand
- Biscuit box end table (Jackman name on it)
- Coal oil lamp above hanging mugs
- Corn broom
- Westwind sign over large couch
- Birdseed can
- All books
- Steamer pot on wood stove
- Wood holder
- Clock over black cabinet
- Cross country skis and poles
- Guitar
- Blonde rocking chair and cushion
- Floor Lamp

Hall

- 2 red benches
- Small plug-in lantern on bench
- Christmas decorations/lights in closet
- Compressor
- Stained glass art window hanging
- Metal leaves wall hanging

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Redstone Lake, 1005 Kettle Trl.

Exclusions

Back Bedroom (ground floor)

- Luggage rack
- Dresser - but negotiable
- Bathroom
- Mirror over sink (will be replaced)

Loft

- Blue rocking chair with white cushion
- Hudson's Bay deck chair
- Basket along with 2 cushions in it
- Specific games and puzzles
- Speaker in front of TV on stand
- Hudson Bay deck chair
- Boat seat and kayak seat behind couch
- Small braided footstool
- Box of wooden blocks

Master Bedroom

- Luggage rack
- 1 Lamp of three identical butterfly motif
- Red life jacket
- Fire escape ladder - collapsible

Second Upstairs Bedroom

- Folding cot
- Canada map
- Train picture
- Antique desk and chair

Redstone Lake, 1005 Kettle Trl.

Exclusions

Outbuilding/Grandkids' Arts & Crafts Studio

- Westwind/Moulton picture mounted on outside end peak
- Wooden drop-leaf table
- Smokey the Bear tin picture

Woodshed

- Lawn mower
- Metal Shed
- Slalom water ski
- Log roller
- Pry lever
- Kneeboard

Yard and Deck

- Picnic table
- Generator
- Bear bin
- Kayaks - 2 + paddles
- Canoe
- Doral boat and motor (negotiable for sale)
- 2 blue & black life jackets
- 12 brown Adirondack-style heavy outdoor chairs (some negotiable for sale)
- Low brown round outdoor table to match chairs above (some negotiable)
- 4 brown plastic stacking outdoor Adirondack-style chairs
- Firepit
- Motor boat + motor + trailer parked up top
- Snowmobile
- Sled for attaching to snowmobile - beneath cottage
- 4-Wheeler

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Redstone Lake, 1005 Kettle Trl.

Exclusions

Miscellaneous

- Some baskets
- Some dishes/bowls/pitchers etc that were gifts

Redstone Lake, 1005 Kettle Trl.

Extra Info.

Improvements & Notes

1. 2008 Addition added to cottage - Contractors Chris/Mike Phillips
2. 2008 Maibec Siding on cottage
3. Engineered pier system installed as per Engineer Ted Rule
4. T&G Pine Ceilings
T&G Pine Floors in Kitchen/Living Room, 3 Bedrooms, Rec. Room
5. All Doors & Windows replaced 2008 (except 3 windows in LR above picture window)
6. All interior doors solid pine
7. 2009 - New Kitchen Installed
8. 2018 - Deck replaced - 2x10 and 2x8 substructure with 2x6 deck boards
9. Heated crawlspace for water system (2021 heater replaced); Thermostat #2 in bathroom
monitors temperature in crawlspace. Tintest under cottage up to entry door; than plywood.
10. 2018 Heat-Line Installed
11. 200 Amp. Hydro Panel - Contractor Sharp Electric
12. Additional Propane lighting in Living room & above Kitchen sink
13. Woodstove Professionally Cleaned annually - July 26/24
14. Cottage Life Magazine Designed Outhouse (built to specifications, bright & clean interior)
15. Marine Rail

Redstone Lake, 1005 Kettle Trl.

Extra Info.

16. Studio/Cabin

17. August 2024 - Sewage Audio + Visual Alarm Installed.

18. Water access - on the lowest level beside the lower Adirondack chairs there is a natural walk-in area as the rock formations of the Canadian Shield go down step by step, with a wooden railing drilled into the rock face on the left to assist. We still go in that way. All the grandchildren were able to negotiate entering this way as well.

Beside the dock (to the left) as the water level in Redstone goes down over the summer that area becomes quite shallow and one could enter there if they chose to.

More Info.

1. Cottage Insurance Desjardin/Certas Home & Auto Insurance

2. Taxes \$4,292.79

3. Hydro approximately \$1700.00 Annually

4. Road Fees \$750.00

5. Holding Tank pumped June 27, 2024 - \$355.00 Shepherds in Coboconk (for last 30+ years it

was French's however they were bought by Shepherds).

